

1 BILL NO. R-85-04- 42

2 DECLARATORY RESOLUTION NO. R-58-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 April 13, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lots Numbered 14, 15, 16, 17, 18,
12 19, 20 and 21 and that part of
Vacated Euclid Avenue lying be-
13 tween lots numbered 17 and 18
in Wilding's First Addition, to
14 the City of Fort Wayne, Allen
County, Indiana; according to the
15 recorded plat thereof;

16 said property more commonly known as 1829 East Creighton Avenue,
17 Fort Wayne, Indiana 46803;

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 4, below, the property hereinabove described is hereby designated
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
26 12.1. Said designation shall begin upon the effective date of
27 the Confirming Resolution referred to in Section 3 of this Resolu-
28 tion and shall continue for one (1) year thereafter. Said desig-
29 nation shall terminate at the end of that one-year period.

30 SECTION 2. That upon adoption of this Resolution:

31 (a) Said Resolution shall be filed with the Allen
32 County Assessor;

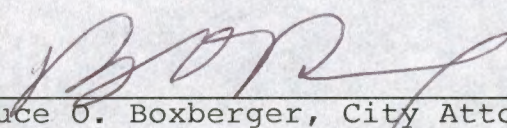
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce G. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ .M., E.S

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Esther,
seconded by Shaw, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 4-23-85

Madeline Eschoff
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-58-85
on the 23rd day of April, 1985,

ATTEST:

(SEAL)

Madeline Eschoff
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 24th day of April, 1985,
at the hour of 11:30 o'clock A.M., E.S.T.

Madeline Eschoff
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of April,
1985, at the hour of 9:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

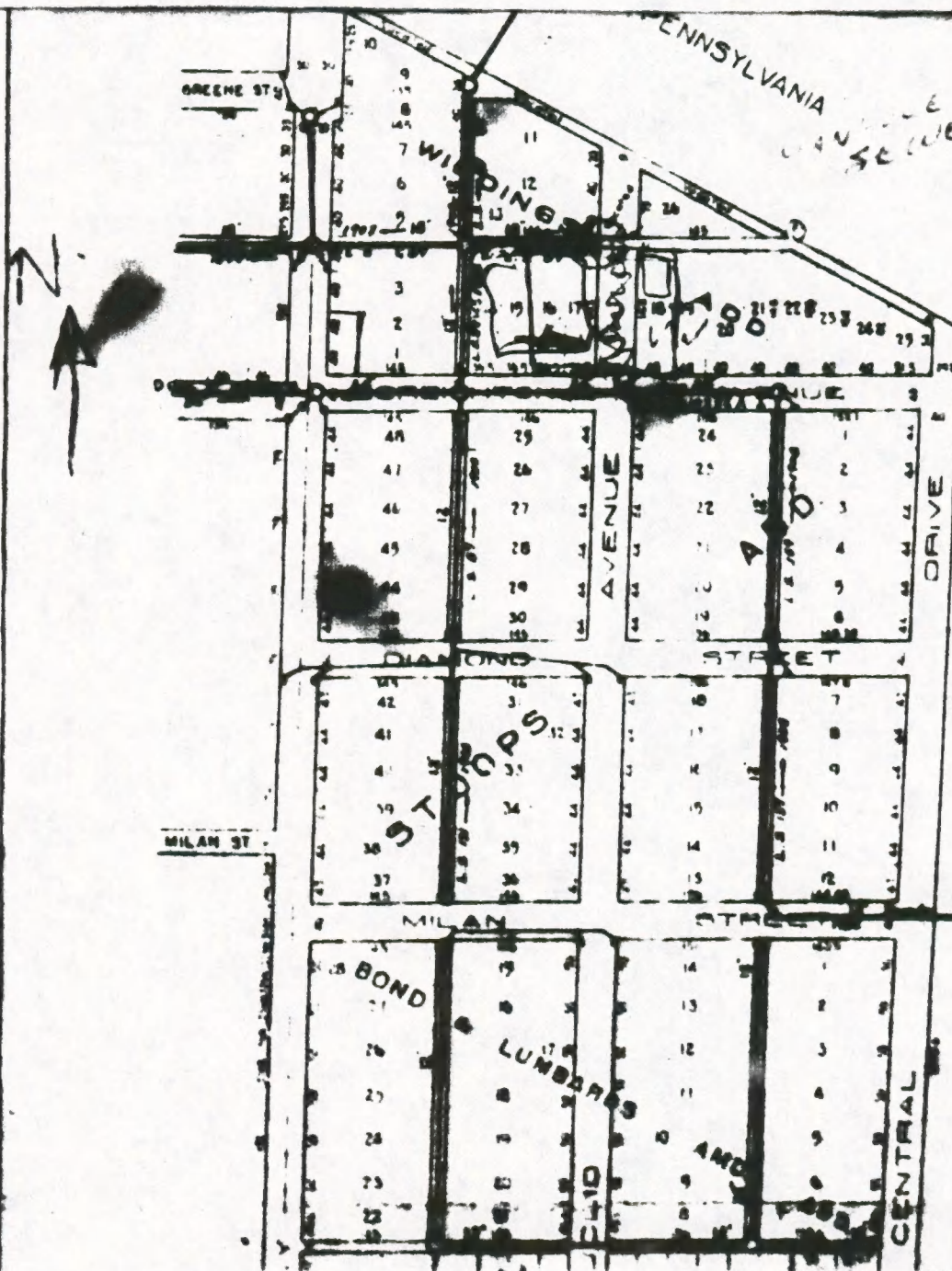
This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Richard Whipp
2. Owner(s) Richard Whipp
3. Address of Owner(s) 5908 Langford Lane
Fort Wayne, Indiana
46804
4. Telephone Number of Owner(s): (219) 432-3346
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 5908 Langford Lane
Fort Wayne, Indiana
46804
7. Telephone number of Applicant: (219) 432-3346
8. Address of Property Seeking Designation 1829 East
Creighton Avenue, Fort Wayne, Indiana 46803
9. Legal Description of Property Proposed for Designation
(may be attached) SEE ATTACHED
10. Township WAYNE
11. Taxing District 93

12. Current Zoning M1
13. Variance Granted (if any) NONE
14. Current Use of Property
- a. How is property presently used? SEE ATTACHED
- b. What Structure(s) (if any) are on the property? SEE ATTACHED
- b. What is the condition of this structure/these structures? SEE ATTACHED
15. Current Assessed Value of Real Estate \$30,100.00
- a. Land \$8,200.00
- b. Improvements \$21,900.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$2,110.46
17. Description of Proposed Improvements to the Real Estate SEE ATTACHED
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- April 30, 1985
- b. When is completion expected? August, 1986
19. Cost of Project (not including land costs) \$103,000.00

9. Legal Description of Property Proposed for Designation

Lots Numbered 14, 15, 16, 17, 18, 19, 20 and 21 and that part of Vacated Euclid Avenue lying between lots numbered 17 and 18 in Wilding's First Addition, to the City of Fort Wayne, Allen County, Indiana; according to the recorded plat thereof.



FRUEHAL

14. Current Use of Property

a. How is property presently used?

Lot #14 contains a vacant house

Lots #15 & #16 are vacant

Lots #17, #18, #19 & vacated Euclid Ave. are leased to NTF, Incorporated. NTF fabricates and manufactures tube products. Major facilities are bending, brazing, welding, plating, beading, flaring, testing, and more. NTF fabricates up to three inch diameter tubing and pipe with limited facilities for larger sizes. Products made at NTF are used for fluid and gas transfer as well as for structural applications on various types of equipment. Included are hydraulic excavators, dozers, cranes, backhoes, forklifts, farm and mining machinery, diesel engines, and others.

Lots #20 & #21 are partially vacated and used for employee parking.

b. What structures are on the property?

Lot #14 contains a partially demolished vacated house

Lots #17, #18, #19, & vacated Euclid Ave. contain adjoining buildings amounting to 18,000 sq. feet along with a storage garage.

These buildings have been continuously maintained and are presently in good condition.

17. Description of proposed improvements to the Real Estate

Proposed improvements include an additional 6500 square feet of manufacturing space plus remodeling of existing manufacturing and office space. This project is also to include the removal of a vacant house on Lot #14 and the leveling and paving of ground for use as a parking lot, as well as resurfacing of the existing parking lot.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? SIX

b. What is the nature of those jobs? Production Machine Operators, Set-Up People, Light Assembly and Secondary Operation People.

c. Anticipated time frame for reaching employment level stated above?

One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

SEE ATTACHED

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? This designation would provide tax incentive for property improvements, future developments by owners of existing property, relocation of new businesses to the area, and tax incentive which would hinder

24. relocation outside this area. All of which would increase City appearance
Instrument Number of Commitments or Covenants Enforceably and revenue
by the City of Fort Wayne or Allen County (if any).
Provide brief description of same, or a copy thereof.

NONE

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No NO

26. Financing on Project

What is the status of financing connected with this project? SEE ATTACHED

22. Undesirability for Normal Development.....?

Evidence for the said project property's undesirability is prevalent not only within the said property itself, but also within the Wildings Addition encompassing this property. Factors which contribute to the undesirability of the Wildings Addition and the said property include lack of development, extreme deterioration of existing structures, cessation of growth, deterioration of character of occupancy, high theft and crime rates, increasing vacancies in surrounding structures, deterioration of sidewalks and roads, and poor access to commercial carriers.

26. Financing on Project

What is the status of financing connected with this project?

Application has been filed with the Community Development Corporation of Fort Wayne (CDC) for a loan through the Industrial Development Revolving Loan Fund.

Proposed Financing:

Bank Loan: \$52,650.00
CDC Loan: \$52,650.00
Applicant: \$11,700.00
Total: \$117,000.00

Summit Bank has informed me of their desire to assist in my continued growth in conjunction with the Fort Wayne CDC. This assistance is offered for the planned plant, office, and maintenance package totaling \$117,000. The terms of the Bank's proposal are as follows:

BORROWER: Richard Whipp
AMOUNT: One Hundred Five Thousand Three Hundred Dollars, which includes Fort Wayne CDC participation to the extent of fifty percent.
TERMS: One Hundred Eighty Days after which this note will be combined with existing notes on a Twelve Year Term.
RATE: One percent in excess of Summit Bank Prime rate of interest which changes from time to time.
COMMITMENT FEE: One percent of the face amount of this commitment.
SECURITY: First lien real estate mortgage on the proposed facility. This commitment is subject to a minimum appraised value of \$250,000 provided by an appraiser satisfactory to the Bank. The loan will be additionally supported by the assignment of lease between the borrower and National Tube Form, Inc.

Fort Wayne National Bank has also expressed a desire in assisting with financing on this said project.

I hereby certify that the information and representation on this Application are true and complete.

Richard Whipp
Signature (s) of Owners

4-13-85
Date

_____	_____
_____	_____
_____	_____
_____	_____

Information Below to be filled in by Department of Economic Development:

Date Application Received:	_____
Date Application Forwarded to Law Dept:	_____
Date of Legal Notice Publication:	_____
Date of Public Hearing:	_____
Approved or Denied? Date:	_____
Allocation Area:	_____

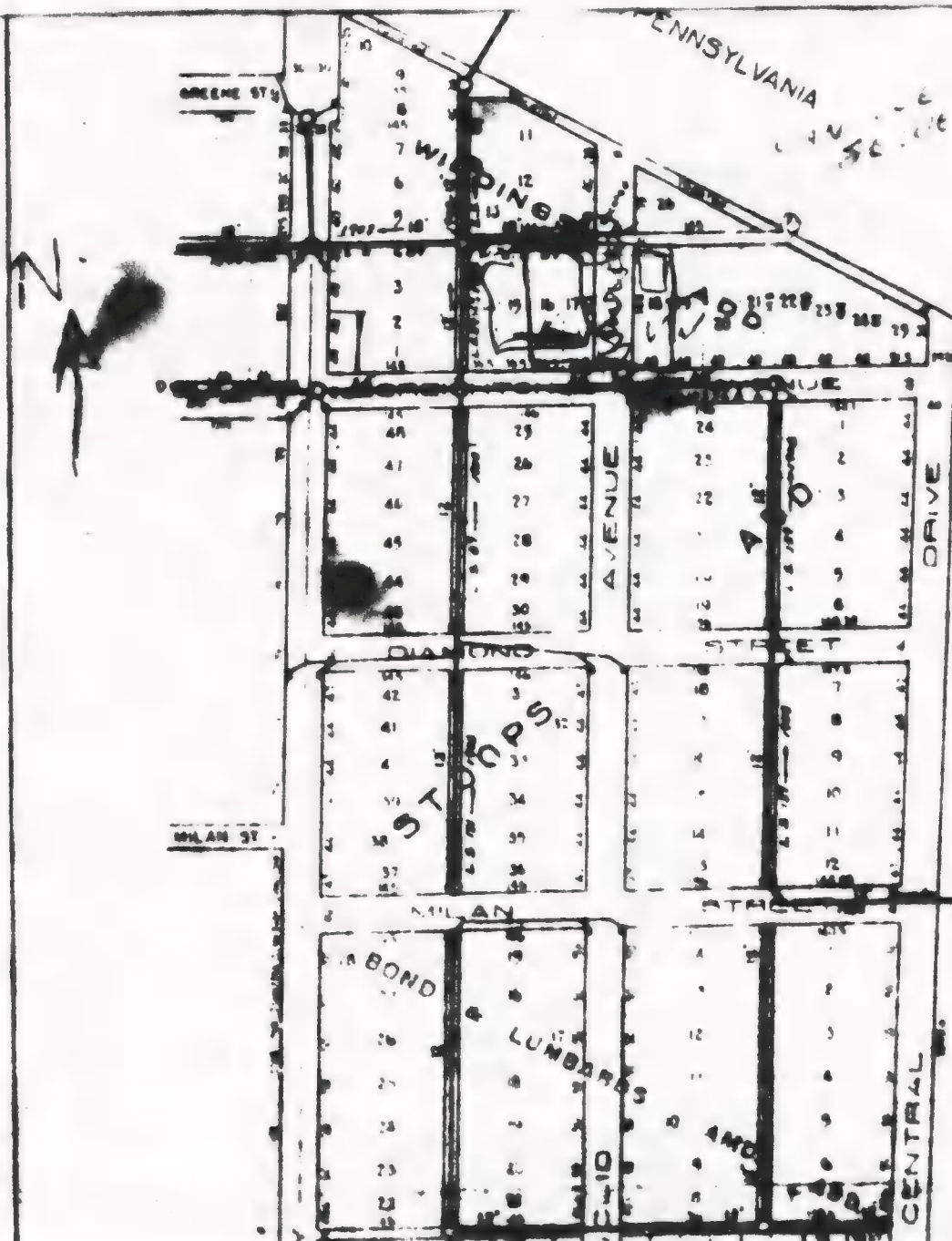
APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-

This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

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8. Address of Property Seeking Designation 1829 East Creighton Avenue
, Fort Wayne , Indiana 46803
9. Legal Description of Property Proposed for Designation (may be attached) SEE ATTACHED

9. Legal Description of Property Proposed for Designation.

Lots Numbered 14, 15, 16, 17, 18, 19, 20 and 21 and that part of Vacated Euclid Avenue lying between lots numbered 17 and 18 in Wilding's First Addition, to the City of Fort Wayne, Allen County, Indiana; according to the recorded plat thereof.



FRUEHA

10. Township WAYNE
11. Taxing District 93
12. Current Zoning M1
13. Variance Granted (if any) NONE
14. Current Use of Property
- a. How is property presently used? SEE ATTACHED
-
-
- b. What is the condition of any structures on property? SEE ATTACHED
-
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate An Estimated \$100,000.00
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$1431.32
17. Description of New Manufacturing Equipment to be installed on the Real Estate One Teledyne Pines #1 Rotary Draw Bender (right-hand rotation)
- One Teledyne Pines #1 Rotary Draw Bender (left-hand rotation)
- One Teledyne Pines #2 ENC Bender with all options
- One Teledyne Pines Cybermetra Measuring Machine
- Miscellaneous Tooling for new equipment
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? May 13, 1985
- b. When is installation expected to be completed? January 2, 1986
19. Cost of new manufacturing equipment? \$ 145,000.00

14. Current Use of Property

a. How is property presently used?

Lot #14 contains a vacant house

Lots #15 & #16 are vacant

Lots #17, #18, #19 & vacated Euclid Ave. are leased to NTF, Incorporated. NTF fabricates and manufactures tube products. Major facilities are bending, brazing, welding, plating, beading, flaring, testing, and more. NTF fabricates up to three inch diameter tubing and pipe with limited facilities for larger sizes. Products made at NTF are used for fluid and gas transfer as well as for structural applications on various types of equipment. Included are hydraulic excavators, dozers, cranes, backhoes, forklifts, farm and mining machinery, diesel engines, and others.

Lots #20 & #21 are partially vacated and used for employee parking.

b. What structures are on the property?

Lot #14 contains a partially demolished vacated house

Lots #17, #18, #19, & vacated Euclid Ave. contain adjoining buildings amounting to 18,000 sq. feet along with a storage garage.

These buildings have been continuously maintained and are presently in good condition.

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? SIX

b. What is the nature of those jobs? Production Machine Operators, Set-Up People, Light Assembly and Secondary Operation People.

c. Anticipated time frame for reaching employment level stated above?

One Year

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) NONE

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

SEE ATTACHED

23. Undesirability for Normal Development.....?

Evidence for the said project property's undesirability is prevalent not only within the said property itself, but also within the Wildings Addition encompassing this property. Factors which contribute to the undesirability of the Wildings Addition and the said property include lack of development, extreme deterioration of existing structures, cessation of growth, deterioration of character of occupancy, high theft and crime rates, increasing vacancies in surrounding structures, deterioration of sidewalks and roads, and poor access to commercial carriers.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? This designation would provide tax incentive for property improvements, future developments by owners of existing property, relocation of existing businesses to the area, and tax incentive which would hinder relocation outside this area. All of which would increase City appearance and revenues.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. NONE

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Financing by Commercial Loan through Summit Bank has been approved.

I hereby certify that the information and representation on this Application are true and complete.

Richard White
Signature(s) of Owners

4-13-85
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

6990

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-04-12

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (1829 East Creighton Avenue; Richard Whipp - National Tube Form, Inc.)

EFFECT OF PASSAGE This designation would provide tax incentive for property improvements, future developments by owners of existing property, relocation of existing businesses to the area, and tax incentive which would hinder relocation outside this area, all of which would increase City appearance and revenues.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$248,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-04-42

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 4-23-85

SANDRA E. KENNEDY
CITY CLERK